

**OFFERING  
MEMORANDUM**

**8923 La Mesa Boulevard, La Mesa, California**



**Offered by: John E. Rapp  
DRE # 01380453**

**Dillon M. Rapp – Agent DRE License # 02101978  
Anthony S. Lopez - Broker DRE License # 01839751**

 **RappRC.com**

 **JohnRapp49@gmail.com**

 **(949) 306-8800**

## CONFIDENTIALITY AGREEMENT – 8923 LA MESA BLVD., LA MESA, CA

John E. Rapp and Anthony S. Lopez, serve as the exclusive listing agents (“Agent”) in connection with the solicitation of offers for the sale of the Business operation and Mobil Fuel Station at 8923 La Mesa Blvd., La Mesa, CA (“Property”). The solicitation and potential sale is to be governed by this Confidential Offering Memorandum, as it may be modified or supplemented (“Offering Memorandum”) and the purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the purchaser / buyer. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement. **Any and all of the information contained in the Offering Memorandum and Due Diligence package is Strictly Confidential, and is furnished solely for the purpose of a review by a prospective purchaser of the Property, and gas business thereon. It is Not to be used for any other purpose or made available to any other person without the express written consent of the Seller or Agent.** Prospective purchasers should also conduct their own due diligence. A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, the business at each Property, or information provided herein or in connection with the sale of the Property and gas business shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. **In no event, at any time, shall a prospective purchaser approach and or communicate with any of the Seller’s Sales Associates or employees.**

In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property and gas business thereon. Prospective purchasers are not to construe the contents of the Offering Memorandum and any Due Diligence provided or any prior or subsequent communications from Seller or Agent or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own business advisors, legal counsel and tax professionals to determine the consequences of an investment in the Property and the fuel station operation / business thereon, and arrive at an independent evaluation of such investment.



**PLEASE DO NOT DISTURB TENANT**

## **8923 LA MESA BLVD., LA MESA - RETAIL & OFFICE – REDEVELOPMENT OPTION**

### **HUGE PRICE REDUCTION – PURCHASE EXISTING OFFICE & RETAIL OPTIONAL - CITY APPROVED REDEVELOPMENT – RARE OPPORTUNITY**

This **Exclusive, Unique and Rare Opportunity** is to purchase the existing 2,743 square foot, 2 story Retail and Office Building, lying over 2 parcels, .31 acres, 13,337 square feet, with existing Tenant revenue, at 8923 La Mesa Blvd, La Mesa, California @ **\$2,100,000**. This offering is a perfect Owner / Operator opportunity, for Medical or other use. The current retail & office building has 3 existing tenants: 1) Dentist (1,800 sf), 2) Salon – owner / operator 3) Athletic Therapy. The Dentist lease expires July 31, 2026, and is very interested in staying on-site, with the approval of the new property owner / landlord. The Salon and Athletic Trainer retail / office are on month to month tenancy.

**Potential Redevelopment Opportunity and Purchase Option** - After 4+ years in the entitlement process, the property owners have obtained formal City Council Approval for the redevelopment of the site to expand the existing building to 3 stories, approximately **6,147 total building square feet** (1<sup>st</sup> floor – 1,873 sf, 2<sup>nd</sup> floor – 2,174 sf, 3<sup>rd</sup> floor – 2,100 sf) including a **roof-top restaurant and bar**, with full liquor license capability, and outdoor seating. This development would require the purchase of a 3<sup>rd</sup> parcel (which is not a part of this immediate offering), that is owned by this Owner / Seller, and would be utilized for additional parking to support the restaurant and bar. The respective redevelopment opportunity would lie upon 3 separate parcels of land, with 18,806 square feet (.44 acre).

The site is supported by a a strong intersection **Average Daily Traffic of 43,450**, with 22,643 ADT on La Mesa Blvd. & 20,807 ADT on Grossmont Blvd. There is substantial, immediate freeway traffic, with 197,500+ ADT on Interstate 8 (215,000 peak mo.), 170,000+ ADT State Highway 125. The Trade Area is supported by solid Demographics:

- Population – 14,497 (1 mile), 158,979 (3 miles), 430,507 (5 miles)
- Average Household Income - \$110,727 – Median Household Income - \$83,218 (1 mile)
- Total Businesses - 1,971 – Total Employees – 19,147 (1 mile)
- 45% Owner Occupied Residents – Households - 149,511 (5 miles)

**The Sales, Profit and Upside of this real estate asset...is simply...Tremendous!**

**SELLING PRICE - ~~\$2,495,000~~.....REDUCED 3/16/26 to \$2,100,000**

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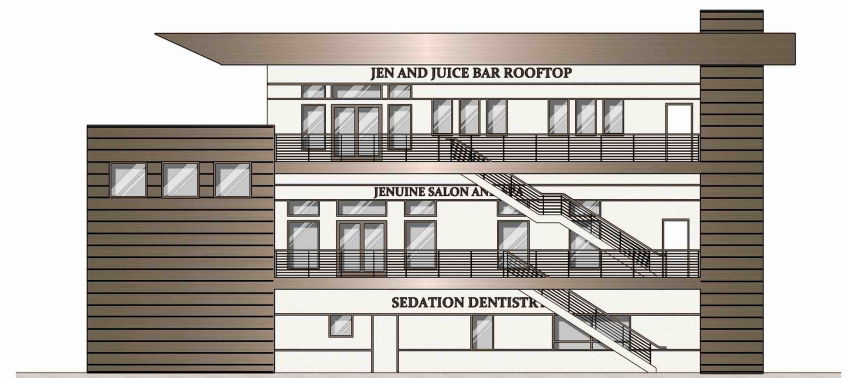
EAST ELEVATION



WEST ELEVATION

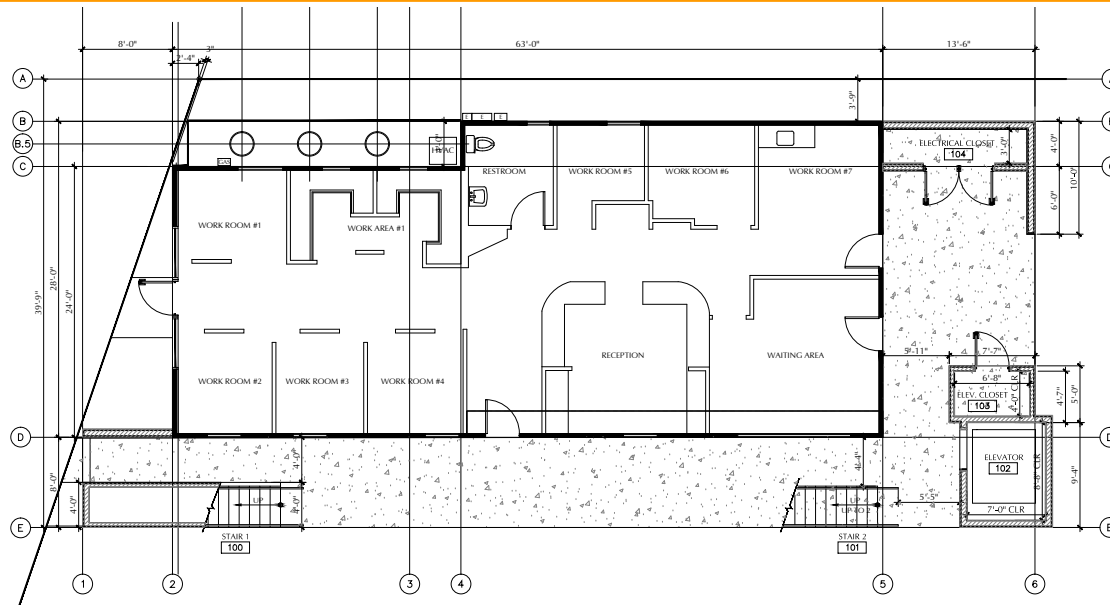


NORTH ELEVATION



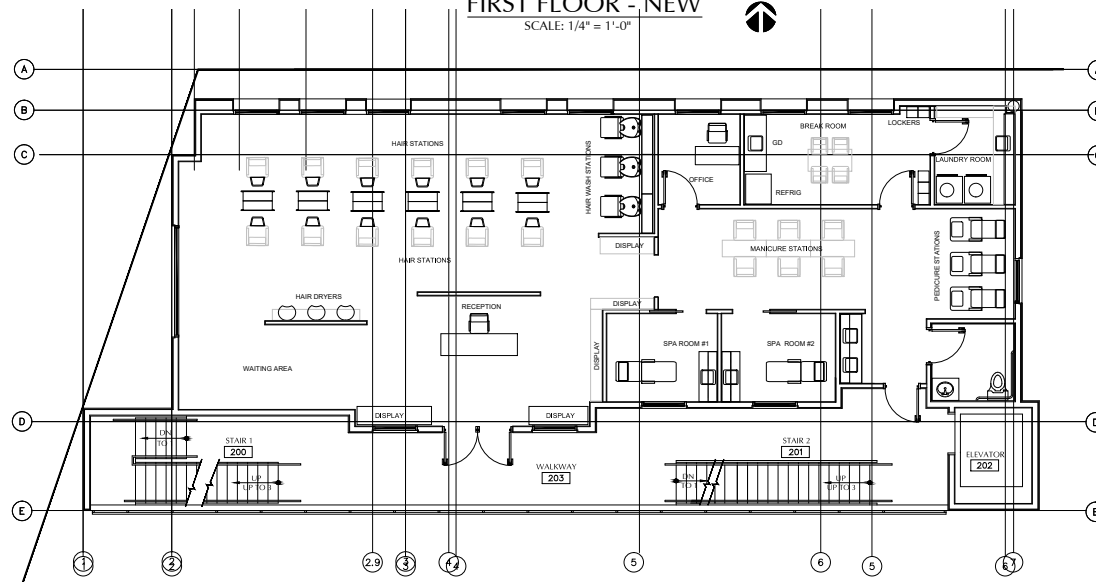
SOUTH ELEVATION

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FIRST FLOOR - NEW

SCALE: 1/4" = 1'-0"

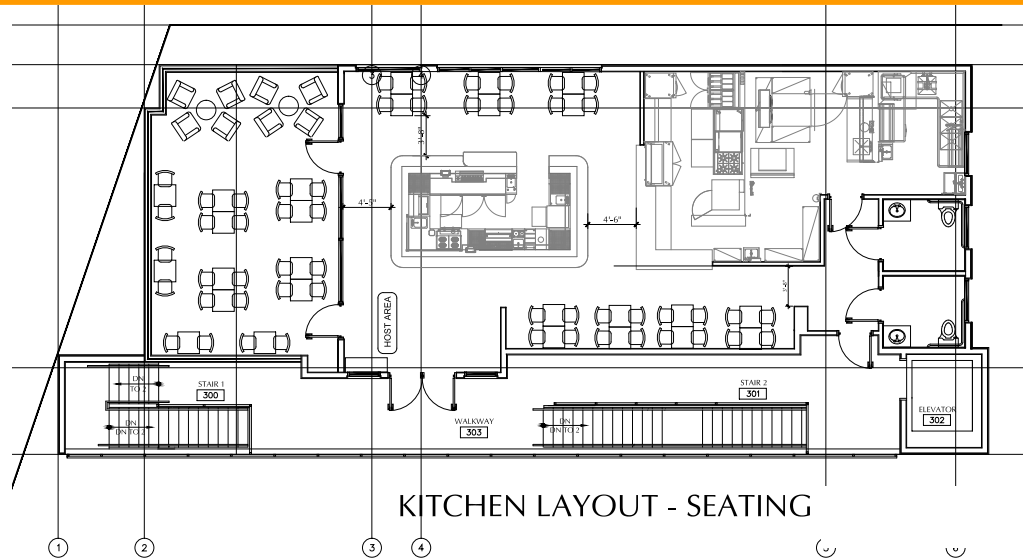


SECOND FLOOR - NEW

SCALE: 1/4" = 1'-0"



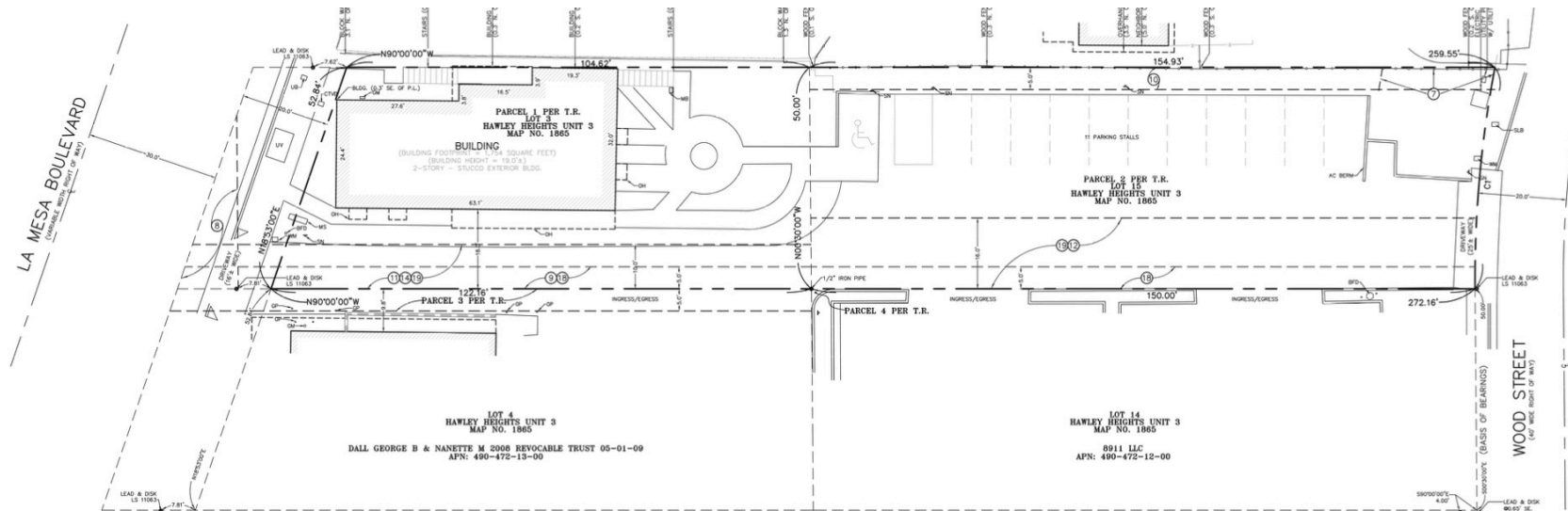
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KITCHEN LAYOUT - SEATING

## THIRD FLOOR - NEW

SCALE: 1/4" = 1'-0"



## Site Survey

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
103.00'	103.00'	103.00'	103.00'

LAND AREA:  
13,251 SQUARE FEET  
0.30 ACRES

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	11
HANDICAP	1
TOTAL	12

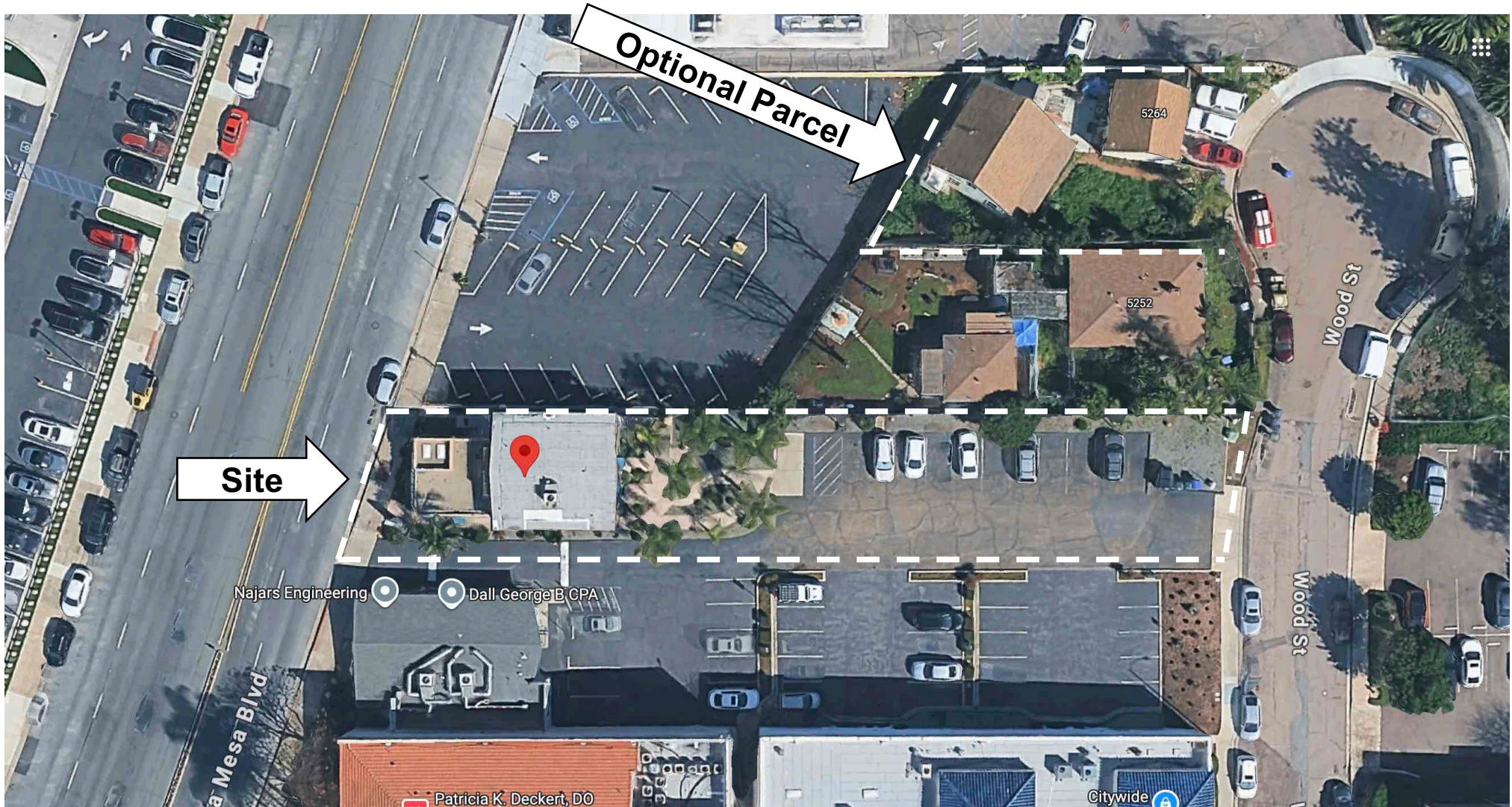
STATEMENT OF ENCROACHMENTS:  
NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) BUILDING OVERHANG LIES 0.3' NORTH OF P.L.
- (B) WOOD FENCE LIES FROM 0.2'-0.3' SOUTH OF P.L.

ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 1  
SCALE: 1" = 10'  
DATE: 12/19/2023

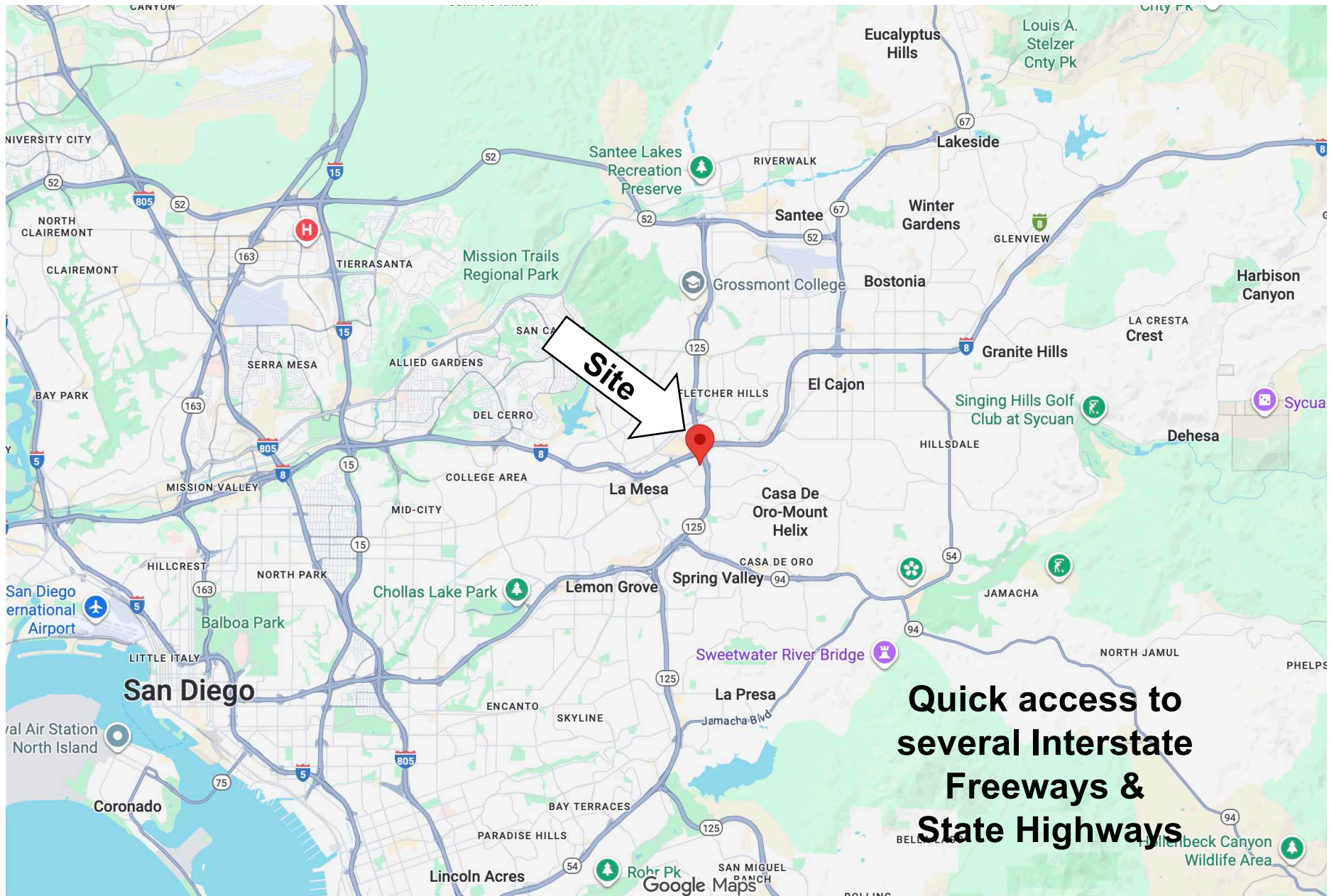
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## INTERSTATE TRAFFIC

